

# SALE/LEASE

**W INNES STREET**  
1014 W Innes St Salisbury, NC 28144



## PROPERTY DESCRIPTION

1014 W Innes St is a highly visible C-Store no fuel contract. Located along one of Salisbury's primary east-west corridors and within 1 mile of Catawba College and Livingstone College. The lot sits at a curved intersection, giving it strong frontage and exposure to daily traffic traveling into and out of downtown Salisbury. Efficiently positioned between W Innes Street and Old W Innes Street. Easy ingress/egress for passenger vehicles and service vehicles. Surrounded by mixed-use environment with retail, service commercial, light industrial, and residential.

## OFFERING SUMMARY

Sale Price:	\$1,500,000
Lease Rate:	Call Broker for Pricing
Number of Units:	1
Available SF:	1,612 SF
Lot Size:	19,633 SF
Building Size:	1,612 SF

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## PROPERTY HIGHLIGHTS

- Aprox 1,612 SQFT
- 0.47 AC Lot
- No Fuel Contract
- 2 underground tanks
- HVAC units replaced in the last 5 years
- Seller Financing Available with acceptable offer
- VPD aprox 16,573 per TrafficMetrix
- Parcel ID- 020-05001

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	339	890	2,801
Total Population	880	2,437	7,801
Average HH Income	\$64,878	\$64,746	\$65,951

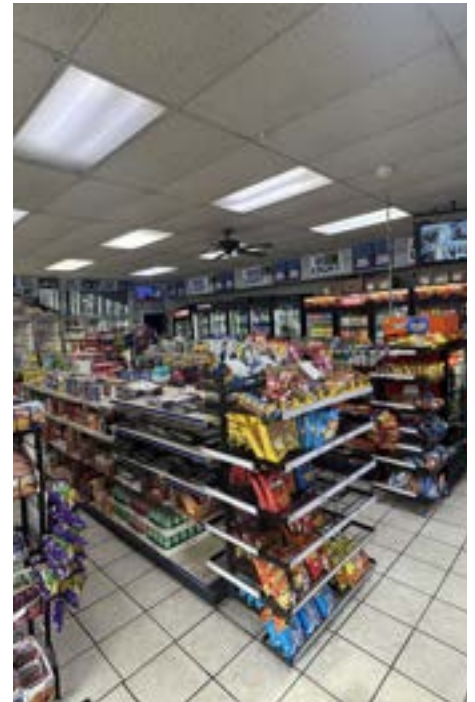
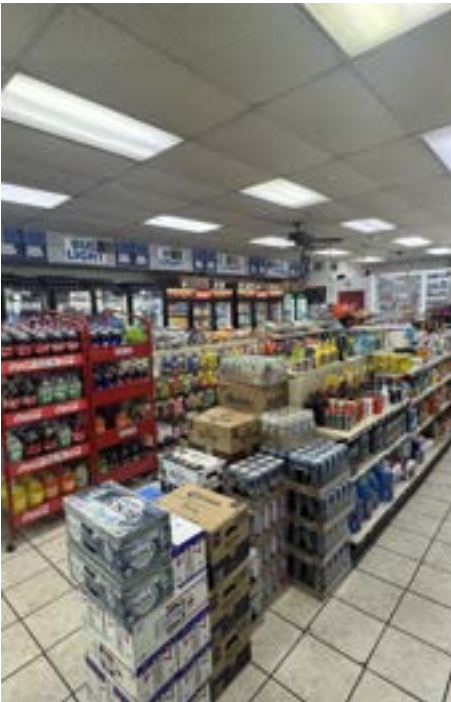
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PHOTOS

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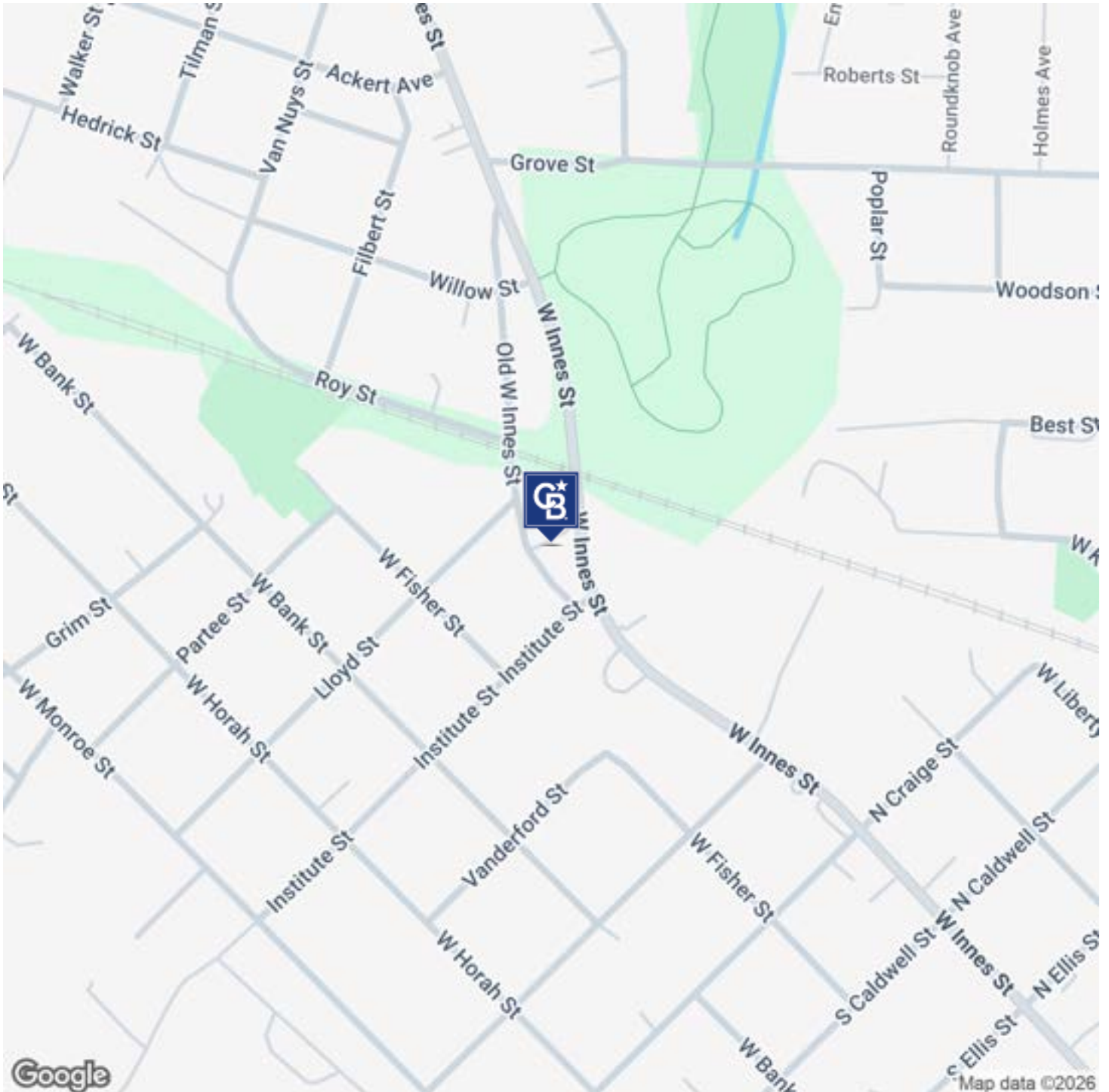


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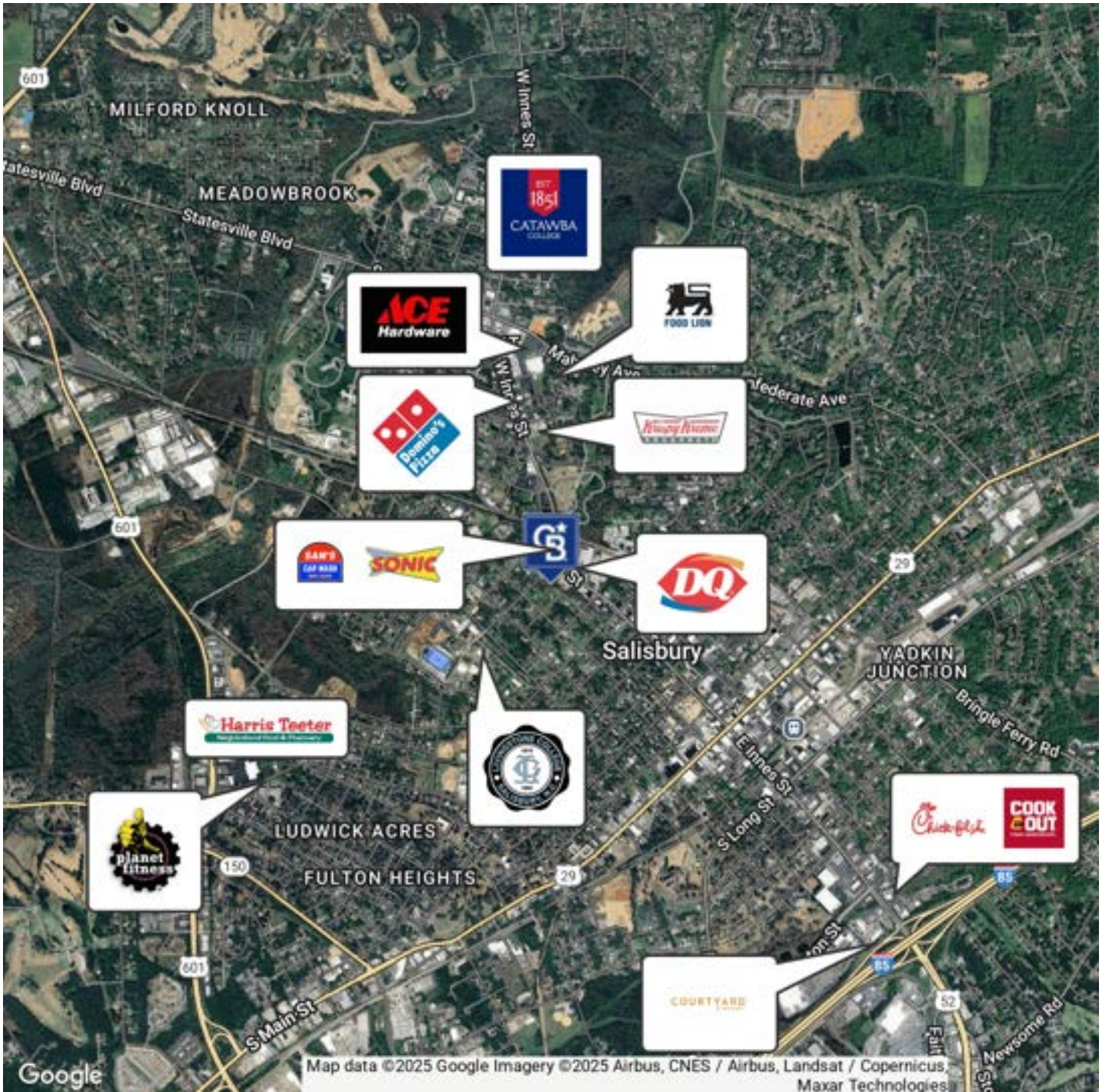


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## RETAILER MAP

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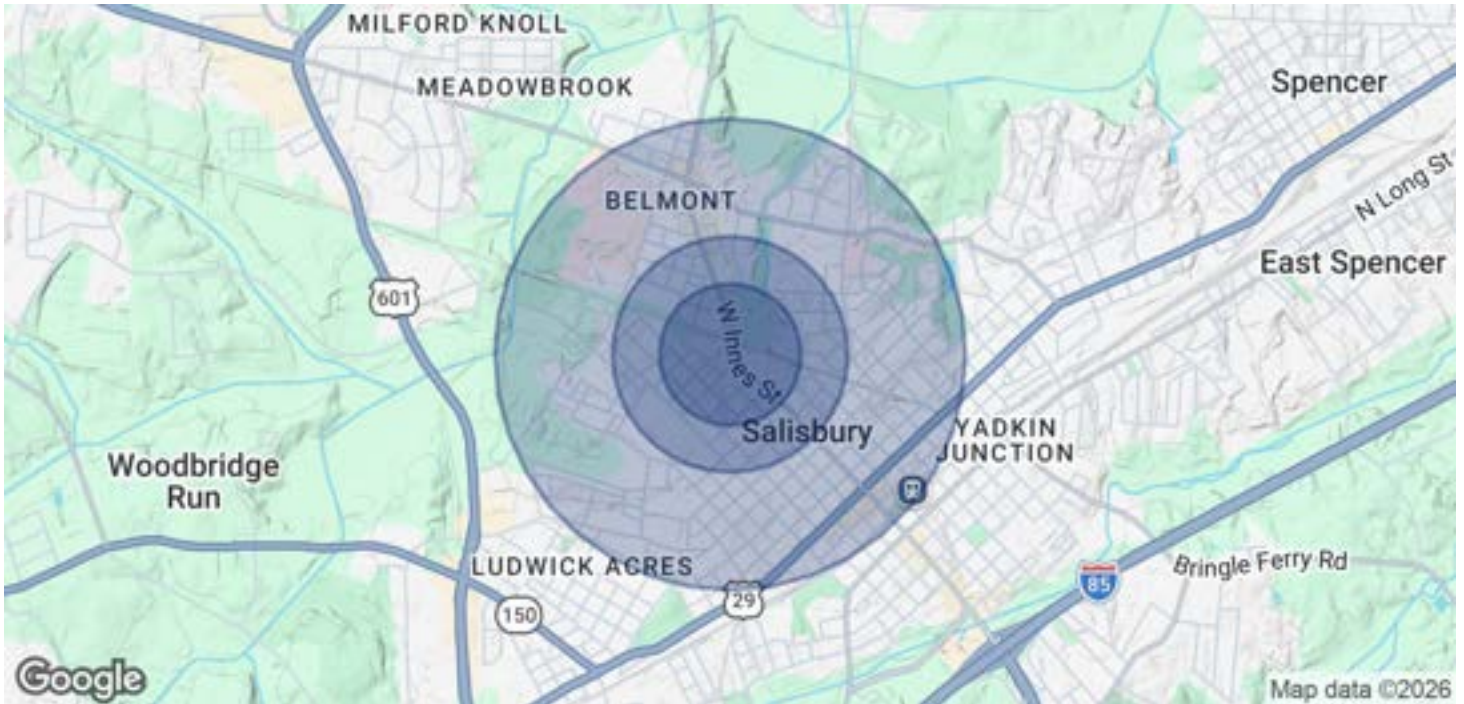
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	880	2,437	7,801
Average Age	37	37	38
Average Age (Male)	38	36	37
Average Age (Female)	37	37	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	339	890	2,801
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$64,878	\$64,746	\$65,951
Average House Value	\$252,124	\$252,563	\$273,278

2020 American Community Survey (ACS)

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